

169.0

0003

0008.A

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTON

APPRAISED:

Total Card / Total Parcel
710,200 / 710,200

USE VALUE:

710,200 / 710,200

ASSESSED:

710,200 / 710,200



PROPERTY LOCATION

No	Alt No	Direction/Street/City
77		WACHUSETT AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: MUELLER BRANDAN	
Owner 2: MUELLER MARIE	
Owner 3:	

Street 1: 77 WACHUSETT AVE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: MENA DEMETRIOS & NANCY KAYLOR -

Owner 2: -

Street 1: 77 WACHUSETT AVE

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains 6,087 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1955, having primarily Wood Shingle Exterior and 1904 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6087		Sq. Ft.	Site		0	70.	0.99	7									421,829						421,800	

IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
101		6087.000	287,700	700	421,800	710,200			111854
							GIS Ref		
							GIS Ref		
							Insp Date		
							09/11/18		

1 of 1
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111854
GIS Ref
GIS Ref
Insp Date
09/11/18

!13056!

PRINT

Date	Time
12/11/20	03:04:01

LAST REV

Date	Time
12/12/19	11:18:42

danam

13056

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

SALES INFORMATION

Grantor		Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MENA DEMETRIOS		70869-553		4/13/2018		760,000	No	No		
BITTELARI ROBER		54887-68		6/25/2010		481,500	No	No		
BAHN SHARYN		28849-84		7/17/1998		265,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/18/2019	883	Redo Bas	10,000	C				
4/10/2006	254	Manual	5,000					replace kitchen ca
9/21/2004	898	Re-Roof	4,300					
7/15/1998	476	Redo Bas	5,000					FINISH BASEMENT

ACTIVITY INFORMATION

Date	Result	By	Name
4/9/2019	SQ Returned	JO	Jenny O
9/11/2018	Inspected	CC	Chris C
6/14/2018	MEAS&NOTICE	BS	Barbara S
12/8/2008	Measured	294	PATRIOT
12/28/1999	Mailer Sent		
12/13/1999	Measured	243	PATRIOT
6/28/1999		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA

____/____/____

EXTERIOR INFORMATION

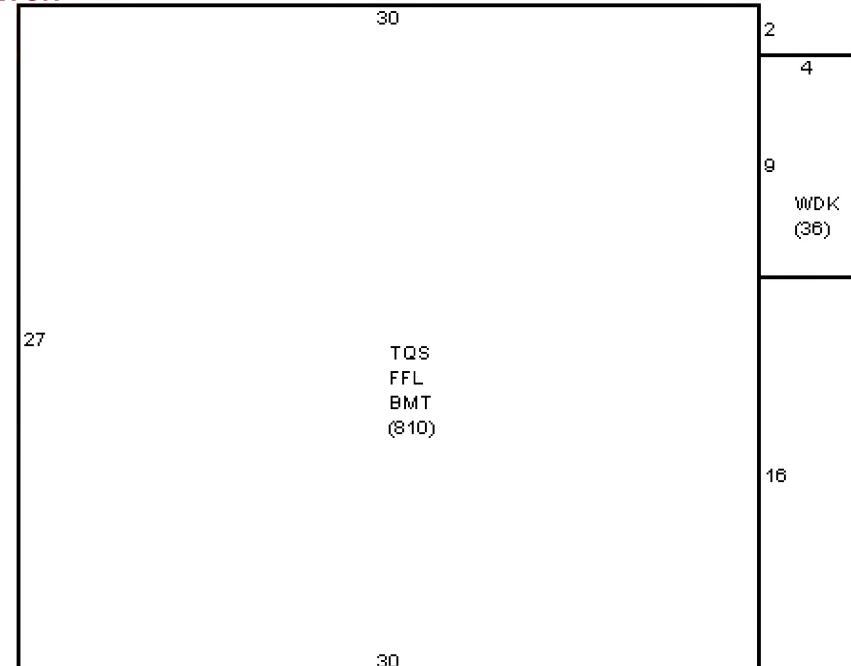
Type:	5 - Cape	
Sty Ht:	1T - 1 & 3/4 Sty	
(Liv) Units:	1	Total: 1
Foundation:	1 - Concrete	
Frame:	1 - Wood	
Prime Wall:	1 - Wood Shingle	
Sec Wall:		%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	BLUE	
View / Desir:		

BATH FEATURES

Full Bath:	1	Rating: Good
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:	1	Rating: Good
A HBth:		Rating:
OthrFix:		Rating:

COMMENTS

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SKETCH**GENERAL INFORMATION**

Grade:	C - Average
Year Blt:	1955
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	G11
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wall:	2 - Plaster
Sec Int Wall:	
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	3 - Forced H/W
# Heat Sys:	1
% Heated:	100
% AC:	100
Solar HW:	NO
Central Vac:	NO
% Com Wall	% Sprinkled:

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	14X20	G	AV	1960	4.49	T	40.8	101			700			700

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units: 1
Level	FY LR DR D K FR RR BR FB HB L O	
Other		
Upper		
Lvl 2		
Lvl 1		
Lower		
Totals	RMS: 5	BRs: 2
	Baths: 1	HB: 1

OTHER FEATURES

Kits:	1	Rating: Good
A Kits:		Rating:
Fpl:	2	Rating: Good
WSFlue:		Rating:

CONDOS INFORMATION**DEPRECIATION**

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	
	Totals
	1
	5
	2

RES BREAKDOWN**CALC SUMMARY**

Basic \$ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj \$ / SQ:	141.736
Other Features:	92668
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	353395
Depreciation:	65731
Depreciated Total:	287663
WtAv\$/SQ:	
AvRate:	
Ind.Val:	
Juris. Factor:	1.00
Special Features:	0
Final Total:	287700
Val/Su SzAd:	202.96

COMPARABLE SALES**PARCEL ID****NET AREA****SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undpr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	Basement	810	73.140	59,240	BMT	100	GFB	60	G	
FFL	First Floor	810	141.740	114,806						
TQS	3/4 Story	608	141.740	86,105						
WDK	Deck	36	16.000	576						
	Net Sketched Area:	2,264		Total: 260,727						
	Size Ad	1417.5	Gross Are	2466	FinArea	1904				

IMAGE

AssessPro Patriot Properties, Inc